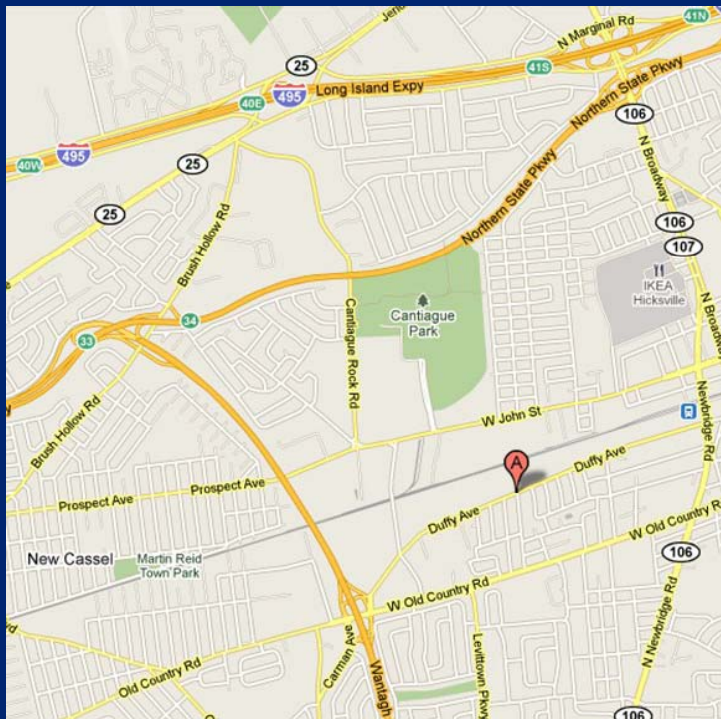


Industrial Space Available For Sale
250 Duffy Avenue, Hicksville, NY

102,500 sq. ft.



Building Specs:

- Lot Size:** 5.92 Acres
- Offices:** 10%
- Ceiling Ht:** 15'
- Loading:** 10 Docks
3 Drive-ins
- Sprinklers:** Full
- Sewers:** Yes
- Power:** 1,200 Amps @ 480v.
800 Amps @ 480v.
- Heat:** Gas
- 2010/2011 Taxes:** \$294,567 (\$2.87/sq. ft.)
- Sale Price:** \$8,495,000 (\$82.87/SF)

*Owner would leaseback 35,000-40,000 SF
 24,000 SF rear storage unit w/6 docks available*

For more information please contact:

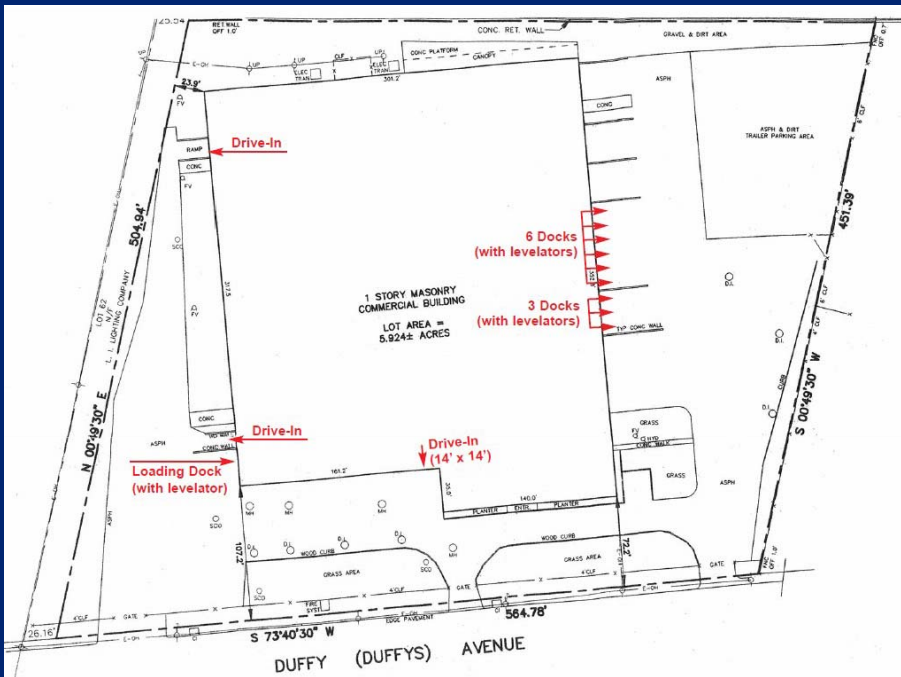
Schacker Real Estate Corp. 631-293-3700
 info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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